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8:44 A.M. Sep 30 1977
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DECLARATION OF COVENANT
CONDITION AND RESTRICTION

This Declaration, made on the date hereinafter set forth by Bowron Builders, Inc., Philip J. and Susan D. Stead, and George T. and Susan J. Graff, hereinafter referred to as "Declarants":

WHEREAS Declarant, Bowron Builders, Inc. is the owner of certain property in the County of Boulder, State of Colorado, which is more particularly described as:

Lots 17 and 18, Block 1
Cottonwood Park West Second Filing
and
Cottonwood Park West Second Filing
A replat of Blocks A and B
As recorded in the office of the Boulder County Clerk and Recorder
Film #964 Reception #226165.

and WHEREAS Declarants Philip J. and Susan D. Stead are the owners of certain property in the County of Boulder, State of Colorado, which is more particularly described as:

Lot 15, Block 1
Cottonwood Park West Second Filing

and WHEREAS Declarants George T. and Susan J. Graff are the owners of certain property in the County of Boulder, State of Colorado, which is more particularly described as:

Lot 16, Block 1
Cottonwood Park West Second Filing

NOW THEREFORE, Declarants hereby declare that all of the properties described above shall be held, sold and conveyed subject to the following covenant, condition and restriction, which is for the purpose of promoting the lighting and safety of, and which shall run with, the real property and be binding on all parties having any right, title or interest in the described properties or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof.

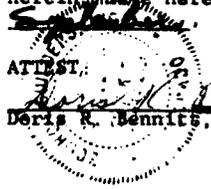
All lots are subject to and bound by Public Service Company tariffs which are now and may in future be filed with the Public Utilities Commission of the State of Colorado relating to street lighting in this subdivision, together with rates, rules and regulations therein provided and subject to all future amendments and changes thereto. The owner or owners shall pay as billed a portion of the cost of public street lighting in the subdivision according to Public Service Company rates, rules and regulations, including future amendments and changes on file with the Public Utilities Commission of the State of Colorado.

IN WITNESS WHEREOF, the undersigned, being the Declarants herein, have hereunto set their hands this 28 day of September, 1977.

ATTEST:

Deris R. Bennitt, Secretary

BOWRON BUILDERS, INC.
By: 
Kent D. Bowron, President



STATE OF COLORADO)
) ss.
COUNTY OF BOULDER)

The foregoing was acknowledged before me this 28th day of September, 1977, by Kent D. Bown as President and Doris R. Bennitt as Secretary of Bowron Builders, Inc.

Notary Public

My commission expires: June 13, 1979

Philip J. Stead
Philip J. Stead

Susan D. Stead
Susan D. Stead

STATE OF COLORADO)
) ss.
COUNTY OF BOULDER)

The foregoing was acknowledged before me this 21st day of September, 1977 by Philip J. Stead and Susan D. Stead.

Notary Public

My commission expires: June 13, 1979

George T. Graff
George T. Graff

Susan J. Graff
Susan J. Graff

STATE OF COLORADO)
) ss.
COUNTY OF BOULDER)

The foregoing was acknowledged before me this 21st day of September, 1977 by George T. Graff and Susan J. Graff.

Notary Public

My commission expires: June 13, 1979